

EDEN

Nortech Property Pvt Ltd

17/1 Lansdowne Terrace
Kolkata 700026

CIN U70101WB2005PTC101041

T +91 33 4005 2360

E info@edengroup.in

W edengroup.in

PLAN OF DEVELOPMENT WORKS

PROPOSED PROJECT: EDEN OXFORD PARK

3504, 3505, 3506, 3507, 3535 & 3536 Nayabad, Kolkata - 700094

A RESIDENTIAL COMPLEX

DEVELOPED BY:

NORTECH PROPERTY PVT LTD

17/1 LANDSDOWNE TERRACE, KOLKATA – 700 026

WRITE UP ON PROJECT NAMED “EDEN OXFORD PARK”

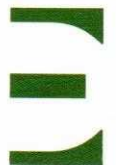
A RESIDENTIAL COMPLEX

3504, 3505, 3506, 3507, 3535 & 3536 Nayabad, Kolkata - 700094

Nortech Property Pvt. Ltd.



Director / Authorised Signatory



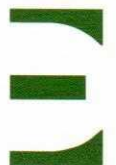
PROJECT SYNOPSIS :

1.	Name and address of Developer	: M/S NORTECH PROPERTY PVT LTD Regd. Off: 17/1 Lansdowne Terrace, Kolkata – 700 026 Ph. No. (033) 4005 – 2360 Email: rera@edenprojects.in
2.	Name of the Key persons	: Mr Anirudh Modi, Director
3.	Name of the Project	: EDEN OXFORD PARK
4.	Address of the Project	: 3504, 3505, 3506, 3507, 3535 & 3536 Nayabad, Kolkata - 700094
5.	Location, Prominent Landmark	: It is a freehold high land, measuring about 28K 10CH 35 sqft i.e. 2294.22 Sqm having an about 23ft wide common passage at 3504, 3505, 3506, 3507, 3535 & 3536 Nayabad, Kolkata - 700094, Over which a residential complex will be constructed by M/S Nortech Property Pvt Ltd, the developer of the project.
6.	No of Blocks	: 6 Nos
7.	No of Stories	: G+4
8.	Total Build up Area	: 37996 Sqft (3530 Sqm)
9.	No of Flats	: 52 Flats
10.	No. of Car parking space provided	: Covered – 20 Nos

Nortech Property Pvt. Ltd.



Director / Authorised Signatory



DETAILS OF LANDOWNER AND DEVELOPER OF THE PROJECT

BRINDABAN ENCLAVE PVT LTD AND 5 NOS OTHERS COMPANIES are the Landowner of the entire land of the Project, measuring about **28K 10CH 35 sqft i.e. 2294.22 Sqm at 3504, 3505, 3506, 3507, 3535 & 3536 Nayabad, Kolkata - 700094, PS – Purba Jadavpur**, By virtue of a Joint development agreement has given the development right to construct a residential complex to **M/S NORTECH PROPERTY PVT LTD**, on certain terms & conditions stated therein to construct a residential complex named **“EDEN OXFORD PARK”** at the said Premises.

The project **EDEN OXFORD PARK** consist of 6 Block with 52 flats, **Covered Car Parking – 15 Nos** with ample open space around. The total area of construction is about **50408 sqft** which is the free sale area for the developers.

PLAN OF DEVELOPMENT WORKS

Firefighting

The promoter will comply for all necessary requirements in terms of provisions of WBFS regulation.

Drinking Water

There will be sufficient water supply with enough capacity of Underground reservoir to ensure 24-hrs supply of drinking water in the building.

Emergency Evacuation System

There will be Emergency evacuation system in the building as per the statutory norms.

Common Area

Open Area, Driveways and toilet etc.

Generator / Transformer

Supply will be from a CESC transformer of adequate capacity to ensure proper supply & stable voltage. There will be required DG Sets to ensure uninterrupted supply.

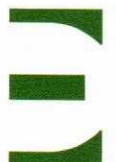
Security

24X7 security guard will be provided to ensure best possible security arrangements.

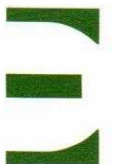
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Structure	:	RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, Lafarge, Ultratech, Birla, ACC, Ramco, Dalmia, Emami* .
Brickwork	:	Eco-friendly, premium brickwork with Autoclaved aerated concrete (AAC) blocks used for better quality, thermal insulation, reduction of damp.
Elevation	:	Modern elevation, conforming to contemporary designs.
External Finish	:	Paint by certified Nerolac/Asian Paints/Berger applicator* , and other effects as applicable.
Lobby	:	Beautifully decorated & painted lobby
Doors & Hardware	:	Quality wooden frames with solid core flush doors. Internal door handles of Godrej/Hafele/ Yale* . Main door with premium handle and eyehole . Main Door Lock by Godrej/ Yale * .
Internal finish	:	Wall Putty.
Windows	:	Colour anodized / Powder coated aluminium sliding windows with clear glass (using high quality aluminium). Large Aluminium Windows in Living Room Balcony.
Flooring	:	Vitrified tiles in bedrooms / living / dining / kitchen. Granite Counter in kitchen. Premium Ceramic tiles in toilets.
Kitchen counter	:	Granite slab with stainless steel sink. Ceramic wall tiles up to 2 (two) feet height above counter.
Toilets	:	Hot and Cold water line provision with CPVC* pipes. CP fittings including Health Faucet* of Jaquar/Kohler/Hindware/Parryware* . Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler/Jaquar/Hindware/Parryware* . Pipes of Supreme/Skipper/ Oriplast*
Elevator	:	Passenger Lifts of Kone* .
Electricals	:	a) Concealed Polycab/Havells/RR Kabel* copper wiring with modular switches of Anchor Roma/Schneider



Electric/ RR Kable/ Havells*

b) TV & Telephone points in master bedroom and living room.

c) Two Light Points, one Fan Point, two 5A points in all bedrooms

d) One 15A Geyser point in all toilets

e) One 15A & one 5A points, one 5A refrigerator point, and exhaust fan points in kitchen

f) One AC point in master bedroom

g) One washing machine point in the balcony.

h) Modern MCBs and Changeovers

of **Havells/HPL/Schneider Electric***

Water Supply

: Suitable Electric Pump will be installed at ground floor to deliver water to overhead reservoir from underground reservoir.

Landscape

: Professionally designed and executed landscaping.

Generator

: 24 hour power backup for all common services. Generator back up of 600 W for 2 bedroom flats and 800 W for 3 bedroom flats.

Security

: **CCTV cameras**, Intercom facility and 24/7 Security Personnel.

* The specified brands are mentioned to give an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality level.

Nortech Property Pvt. Ltd.

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